

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

AC 227501



ATTACHED WITH THE CORRECTION / AMENDMENT DEED
OF GROUP HOUSING PLOT NO.GH-01/A(BETA-1) SECTOR-107,
NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P.) ADMEASURING
40000 SQ. MTRS.

For Hacienda Projects Private Limited

Authorized Signatory

15 FEB 2012

क्रम सं० 21 स्टाफ विकास की तिथि
स्टाफ क्रम सं० का प्रमाण
स्टाफ क्रम सं० का प्रमाण
स्टाफ क्रम सं० का प्रमाण

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सुनीता पाण्डेय स्टाफ विकास
ला० नं० 5/8-7 ला० की अवधि 31/3/20 1-2
नीपला आ. विभाग काको, सेक्टर-8, नौएडा





CORRECTION / AMENDMENT DEED

This Correction Deed is made on this 15th day of **February, 2012** between the **New Okhla Industrial Development Authority**, a body corporate, constituted under section 3 of UP Industrial Area Development Act of 1976 (U.P. Act 6 of 1976) hereinafter referred to as "Lessor" which expression shall unless the context does not admit include its successors and assign of the first part.

M/s Hacienda Projects Pvt Ltd, a Special Purpose Company (Consisting of M/s Pebbles Infosofttech Pvt Ltd (50% shares), M/s Horizon Crest India Real Estate (48.68% shares) and Twilzon Limited (1.32%), within the meaning of Companies Act 1956 having its registered office at C – 23, Greater Kailash Enclave, Part – I, New Delhi – 110048 through its Authorized Signatory Sh. Dinesh Pahwa S/o Sh. Hansraj Pahwa, R/o 204, Thapar Nagar, Meerut, U.P. duly authorized by the Board of Directors vide Resolution dated 01st November, 2011, hereinafter called the Lessee (which expression shall unless the context does not so admit, include Society representatives, administrators and permitted assigns) of the Second Part.

For Hacienda Projects Private Limited

Authorized Signatory

तितम्मा

10,000.00

80

10,080.00

4,000

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

श्री

पुत्र श्री

व्यवसाय व्यापार

निवासी स्थायी

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

बजे निबन्धन हेतु पेश किया।

मै0 Hacienda Project Pvt Ltd द्वारा दिनेश पाहवा
हंसराज पाहवा
204 थापा नगर मेरठ यूपी

दिनांक 15/2/2012

समय 4:46PM

[Signature]



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

जे0 पी0 कौशिक(प्रभारी)
उप निबन्धक (प्रथम)

नोएडा

15/2/2012

द्वितीय पक्ष

श्री मै0 Hacienda Project Pvt Ltd द्वारा दिनेश
पाहवा
पुत्र श्री हंसराज पाहवा
पेशा व्यापार
निवासी 204 थापा नगर मेरठ यूपी



[Signature]



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

जे0 पी0 कौशिक(प्रभारी)
उप निबन्धक (प्रथम)
नोएडा

15/2/2012

निष्पादन लेखपत्र वाद सनने व समझने मजमून

प्रथम पक्ष

श्री नागेन्द्र सिंह

प्रतिनिधि नोएडा विकास प्रा0 द्वारा आर के वैद्य

पुत्र श्री महंत सिंह

पुत्र/पत्नी श्री पेशा नांकरी

ने निष्पादन स्वीकार किया।

जेनकी पहचान श्री विकास आनन्द
दीपक आनन्द

शा व्यापार

वासी डी-113 सै0 49 फरीदाबाद हरियाणा

श्री मदन लाल गुप्ता
त्र श्री पी सी गुप्ता

व्यापार

सी सी 13 सै0 12 नोएडा

तः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

WHEREAS the party of the Second part is the Lessee of Group Housing Plot No GH-01/A (Beta), Sector – 107, Noida admeasuring 67,941.95 sq. mtrs by Reservation Letter No. Noida/GHP/2010/(I)/2010/5154 dated 10/03/2010, Allotment Letter No. Noida/GHP/GH-2010(I)/2010/5378 dated 26/03/2010, Letter No. Noida/GHP/GH-2010(I)/2010/5635 dated 31st March, 2010, and vide letter no Noida/GHP/GH-2010(I)/2011/1698 dated 3rd January 2011

WHEREAS the Lessor and Lessee has executed Original Lease Deed for area admeasuring 127941.95 sq mtrs on 31/03/2010 and registered before the Sub – Registrar Noida Tehsil Dadri District Gautam Budh Nagar vide Book No. 01, Volume No. 1755, Page No. 163 to 524, Documents No 1336 dated 01.04.2010, hereinafter referred to as Original Lease Deed", for a period of 90 years commencing from 31.03.2010 and bounded as under –

On the North by	:	As per Site
On the South by	:	As per Site
On the East by	:	As per Site
On the West by	:	As per Site

AND WHEREAS the Lessor and Lessee has executed Sub Lease Deed for area admeasuring 60000.00 sq mtrs on 13th January 2011 and registered before the Sub – Registrar Noida Tehsil Dadri District Gautam Budh Nagar vide Book No. 01, Volume No. 2113, Page No. 67 to 108, Documents No 186 dated 13/01/2011, hereinafter referred to as Sub Lease Deed",

AND FURTHER WHEREAS at the request of Lessee, the Lessor has vide its Letter No. Noida/GHP/2010-(I)/GH-01/A-BETA/2012/425 dated 02nd February, 2012 allowed the Sub division of the Group Housing Plot No. GH-01/A (Beta), Sector – 107, Noida admeasuring 67,941.95 sq. mtrs and sub divided plot admeasuring to 27,941.95 sq. mtrs area (out of 67,941.95 sq. mtrs) bearing Plot No. GH-01/A (Beta – II), Sector – 107, Noida is approved and allotted in favour of M/s Three C Realtors Pvt Ltd. (100% owned subsidiary company of M/s Hacienda Projects Pvt Ltd), and rest of sub divided plot area 40,000.00 sq. mtrs (out of 67,941.95 sq. mtrs) bearing Plot No. GH-01/A (Beta – I), Sector – 107, Noida stands allotted and leased in favour of the Lessee i.e. M/s Hacienda Projects Pvt Ltd as per terms and conditions mentioned in the brochure of the scheme code GH-2010-(I) and the Lease Deed dated 31.03.2010 executed between the Lessor and Lessee.

For Hacienda Projects Private Limited

 **Authorised Signatory**

प्रथम पक्ष

Registration No.: 1344

Year : 2,012

Book No. : 1

0101 नागेन्द्र सिंह प्रतिनिधि नोएडा विकास प्रा0 द्वारा आर के वैद्य

महंत सिंह

सेक्टर 6 नोएडा

नौकरी



NOW whereas by virtue of above Sub division of the total area of Group Housing Plot No. GH-01/A (Beta), Sector – 107, Noida admeasuring 67,941.95 sq. mtrs. has been reduced to 40,000.00 sq. mtrs bearing Plot No. GH-01/A (Beta – I), Sector – 107, Noida in favour of Lessee marked as **GH-01/A (Beta – I)** as per Annexure – 1 attached hereto.

NOW CONSEQUENT TO THE REDUCTION IN THE AREA THIS CORRECTION DEED WITNESSETH AS UNDER :-

Clause No II.-1 at page no 3 of the Original Lease Deed dated 31.03.2010 is amended as under –

1. This in consideration of the total premium of 83,16,00,000/- (Rupees Eighty three crore and sixteen lac only) out of which Rs. 10,32,97,239/- (Rupees Ten crore thirty two lac ninety seven thousand two hundred and thirty nine only) has been paid as Allotment Money, and Balance Premium 72,83,02,761/- (Rupees Seventy two crore eighty three lac two thousand seven hundred and sixty one only), of the plot along with interest will be paid in 16 half equal yearly installments in the following manner –

SL. No.	Due Date	Installment	Interest	Total
1	25-9-2010	-	4,00,56,652	4,00,56,652
2	25-3-2011	-	4,00,56,652	4,00,56,652
3	25-9-2011	-	4,00,56,652	4,00,56,652
4	25-3-2012	-	4,00,56,652	4,00,56,652
5	25-9-2012	4,55,18,923	4,00,56,652	8,55,75,579
6	25-3-2013	4,55,18,923	3,75,53,115	8,30,72,038
7	25-9-2013	4,55,18,923	3,50,49,574	8,05,68,497
8	25-3-2014	4,55,18,923	3,25,46,033	7,80,64,956
9	25-9-2014	4,55,18,923	3,00,42,492	7,55,61,415
10	25-3-2015	4,55,18,923	2,75,38,951	7,30,57,874
11	25-9-2015	4,55,18,923	2,50,35,410	7,05,54,333
12	25-3-2016	4,55,18,923	2,25,31,869	6,80,50,792
13	25-9-2016	4,55,18,923	2,00,28,328	6,55,47,251
14	25-3-2017	4,55,18,923	1,75,24,787	6,30,437,10
15	25-9-2017	4,55,18,923	1,50,21,246	6,05,40,169
16	25-3-2018	4,55,18,923	1,25,17,705	5,80,366,28
17	25-9-2018	4,55,18,923	1,00,14,164	5,55,33,087
18	25-3-2019	4,55,18,923	75,10,623	5,30,29,546
19	25-9-2019	4,55,18,923	50,07,082	5,05,26,005
20	25-3-2020	4,55,18,923	25,03,541	4,80,22,464

For Hacienda Projects Private Limited


Authorized Signatory

द्वितीय पक्ष

Registration No. : 1344

Year : 2,012

Book No. : 1

0201 मै0 Hacienda Project Pvt Ltd द्वारा दिनेश पाहवा

हंसराज पाहवा

204 थापा नगर मेरठ यूपी

व्यापार .



The other terms and conditions of the Original Lease Deed executed on 31st March, 2010 between the Lessor and Lessee will remain the same and the lease rent shall be payable in proportion to the above consideration in accordance with the concerned clause of the Lease Deed dated 31.03.2010.

IN WITNESSES WHEREOF the parties hereto have set their hands on this th 15 day of February, 2012, herein first above written.

In the presence of:

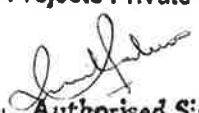
① V. Anand
VIKAS ANAND
S/O Deepak Anand
D-1135/A9
Pavilions

2

Madon Lal Gupta
S/O Late P.C. Gupta
C-13 Sector 12
Noida


For & on behalf of Lessor

For Hacienda Projects Private Limited


For & on behalf of Lessee



आज दिनांक 15/02/2012 को

बही सं. 1 जिल्द सं. 3050

पृष्ठ सं. 267 से 276 पर क्रमांक 1344

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



जे० पी० कौशिक(प्रभारी)

उप निबन्धक (प्रथम)

नोएडा

15/2/2012

Sanpered by

Reader

Registrar

Hand Copy

15.2.2012

Sub Registrar

Noted

